

**ORANGE BLOSSOM
GROVES**

**COMMUNITY DEVELOPMENT
DISTRICT**

August 12, 2022

BOARD OF SUPERVISORS

PUBLIC HEARING AND

REGULAR MEETING

AGENDA

Orange Blossom Groves Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-Free: (877) 276-0889

August 4, 2022

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Orange Blossom Groves Community Development District

Dear Board Members:

The Board of Supervisors of the Orange Blossom Groves Community Development District will hold a Public Hearing and a Regular Meeting on August 12, 2022 at 12:00 p.m., at the Hampton Inn – Naples I-75, 2630 Northbrook Plaza Drive, Naples, Florida 34119. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2022-11, Relating to the Annual Appropriations and Adopting the Budgets for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
4. Consideration of Fiscal Year 2023 Budget Funding Agreement
5. Acceptance of Unaudited Financial Statements as of June 30, 2022
6. Approval of July 8, 2022 Public Hearing and Regular Meeting Minutes
7. Staff Reports
 - A. District Counsel: *Kutak Rock LLP*
 - B. District Engineer: *Barraco and Associates, Inc.*
 - C. District Manager: *Wrathell, Hunt & Associates, LLC*
 - NEXT MEETING DATE: September 9, 2022 at 12:00 P.M.

○ QUORUM CHECK

RUSSELL SMITH	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
BARRY ERNST	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SCOTT EDWARDS	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
TOMMY DEAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
FERNANDA MARTINHO	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

8. Board Members' Comments/Requests
9. Audience Comments
10. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,


Chuck Adams
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL-IN NUMBER: 1-888-354-0094

PARTICIPANT PASSCODE: 229 774 8903

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

3A

Miscellaneous Notices



Published in Naples Daily News on July 25, 2022

Location

Collier County,

Notice Text

ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the Orange Blossom Groves Community Development District ("District") will hold a public hearing on August 12, 2022 at 12:00 p.m., at Hampton Inn - Naples I-75, 2630 Northbrook Plaza Dr., Naples, Florida 34119 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <http://orangeblossomgrovescdd.net/>. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at this hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager Pub Date: July 25, Aug. 1, 2022 #5342359

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

3B

RESOLUTION 2022-11

THE ANNUAL APPROPRIATION RESOLUTION OF THE ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Orange Blossom Groves Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Orange Blossom Groves Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$88,506 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$88,506
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SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12TH DAY OF AUGUST, 2022.

ATTEST:

**ORANGE BLOSSOM GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT
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Definitions of General Fund Expenditures	2

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
REVENUES					
Developer contribution	\$ 96,659	\$ 17,970	\$ 71,507	\$ 89,477	\$ 88,506
Total revenues	<u>96,659</u>	<u>17,970</u>	<u>71,507</u>	<u>89,477</u>	<u>88,506</u>
EXPENDITURES					
Professional & administrative					
Supervisors	6,000	-	850	850	-
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	608	14,392	15,000	15,000
Engineering	3,500	2,666	834	3,500	3,500
Audit	5,700	5,700	-	5,700	5,700
Arbitrage rebate calculation	750	-	-	-	750
Dissemination agent	1,000	-	-	-	1,000
Trustee	6,500	-	4,000	4,000	4,000
Telephone	200	100	100	200	200
Postage	500	8	492	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,500	637	3,500	4,137	1,500
Annual special district fee	175	175	-	175	175
Insurance	5,919	5,570	-	5,570	6,266
Contingencies/bank charges	500	144	356	500	500
Website maintenance	705	705	-	705	705
Website ADA	210	-	210	210	210
Total expenditures	<u>96,659</u>	<u>40,563</u>	<u>48,984</u>	<u>89,547</u>	<u>88,506</u>
Net increase/(decrease) of fund balance	-	(22,593)	22,523	(70)	-
Fund balance - beginning (unaudited)	-	70	(22,523)	70	-
Fund balance - ending (projected)	<u>\$ -</u>	<u>\$ (22,523)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES**

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
<p>Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	15,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	3,500
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities. As required also includes Engineer's Report as required by the Master Trust Indenture</p>	
Audit	5,700
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation	750
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.</p>	
Trustee	4,000
<p>Annual fee for the service provided by trustee, paying agent and registrar.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages etc.</p>	
Legal advertising	1,500
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	6,266
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges, automated AP routing and other miscellaneous expenses incurred during the year.</p>	
Website maintenance	705
Website ADA	210
Total expenditures	<u><u>\$ 88,506</u></u>

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

4

**ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023 BUDGET FUNDING AGREEMENT**

This Agreement (“**Agreement**”) is made and entered into this 12th day of August, 2022, by and between:

Orange Blossom Groves Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and with an address of c/o Wrathell, Hunt & Associates, LLC 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“**District**”), and

WCI Communities, a Florida Corporation, and the owner of the lands in the District (“**Developer**”) with a mailing address of 10481 Six Mile Cypress Parkway, Fort Myers, Florida 33966.

RECITALS

WHEREAS, the District was established by an ordinance adopted by the County Commission of Collier County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently is developing the majority of all real property (“**Property**”) within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District adopted its general fund budget for Fiscal Year 2023, which year concludes on September 30, 2023; and

WHEREAS, this general fund budget, which the parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit A**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property owned by the Developer, that will benefit from the activities, operations and services set forth in the Fiscal Year 2023 budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit A**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit A** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit A**;

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Developer agrees to make available to the District the monies ("**Funding Obligation**") necessary for the operation of the District as called for in the budget attached hereto as **Exhibit A** (and as **Exhibit A** may be amended from time to time pursuant to Florida law, but subject to the Developer's consent to such amendments to incorporate them herein), within thirty (30) days of written request by the District. The funds shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District. Nothing contained herein shall constitute or be construed as a waiver of the District's right to levy assessments in the event of a funding deficit.

2. **ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement among the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

3. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all of the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

4. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other. Any purported assignment without such consent shall be void.

5. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

6. **ENFORCEMENT.** In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

8. **CHOICE OF LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. **ARM'S LENGTH.** This Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. **EFFECTIVE DATE.** The Agreement shall be effective after execution by the parties hereto.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**ORANGE BLOSSOM GROVES COMMUNITY
DEVELOPMENT DISTRICT**

Chair/Vice Chair, Board of Supervisors

WCI COMMUNITIES

By: _____
Its: _____

Exhibit A: Fiscal Year 2023 General Fund Budget

Exhibit A

Fiscal Year 2022/2023 General Fund Budget

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

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**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2022**

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2022**

	General Fund	Total Governmental Funds
ASSETS		
Cash	\$ 10,799	\$ 10,799
Due from Developer	5,194	5,194
Undeposited funds	4,429	4,429
Total assets	\$ 20,422	\$ 20,422
LIABILITIES		
Liabilities:		
Accounts payable	\$ 9,121	\$ 9,121
Developer advance	11,250	11,250
Total liabilities	20,371	20,371
DEFERRED INFLOWS OF RESOURCES		
Deferred receipts	5,194	5,194
Total deferred inflows of resources	5,194	5,194
FUND BALANCES		
Unassigned	(5,143)	(5,143)
Total fund balances	(5,143)	(5,143)
Total liabilities, deferred inflows of resources and fund balances	\$ 20,422	\$ 20,422

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Developer contribution	\$ 13,934	\$ 55,477	96,659	57%
Total revenues	<u>13,934</u>	<u>55,477</u>	<u>96,659</u>	57%
EXPENDITURES				
Professional & administrative				
Supervisors	-	800	6,000	13%
Management/accounting/recording	4,000	36,000	48,000	75%
Legal	672	1,662	15,000	11%
Engineering	-	7,991	3,500	228%
Audit	-	5,700	5,700	100%
Arbitrage rebate calculation**	-	-	750	0%
Dissemination agent*	-	-	1,000	0%
Trustee*	-	-	6,500	0%
Telephone	17	150	200	75%
Postage	42	77	500	15%
Printing & reproduction	42	375	500	75%
Legal advertising	-	879	1,500	59%
Annual special district fee	-	175	175	100%
Insurance	-	5,570	5,919	94%
Contingencies/bank charges	421	606	500	121%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
Total professional & administrative	<u>5,194</u>	<u>60,690</u>	<u>96,659</u>	63%
Excess/(deficiency) of revenues over/(under) expenditures	8,740	(5,213)	-	
Fund balances - beginning	(13,883)	70	-	
Fund balances - ending	<u>\$ (5,143)</u>	<u>\$ (5,143)</u>	<u>\$ -</u>	

*These items will be realized when bonds are issued

**These items will be realized the year after the issuance of bonds.

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

6

DRAFT

**MINUTES OF MEETING
ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Orange Blossom Groves Community Development District held a Public Hearing and a Regular Meeting on July 8, 2022 at 12:00 p.m., at the Hampton Inn – Naples I-75, 2630 Northbrook Plaza Drive, Naples, Florida 34119.

Present were:

Russell Smith	Chair
Scott Edwards	Assistant Secretary
Tommy Dean	Assistant Secretary
Fernanda Martinho	Assistant Secretary

Also present were:

Chuck Adams	District Manager
Wes Haber (via telephone)	District Counsel
Carl Barraco	District Engineer

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 12:05 p.m.

Supervisors Smith, Martinho, Edwards and Dean were present, in person. Supervisor Ernst was not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

**Presentation of Audited Financial Report
for Fiscal Year Ended September 30, 2021,
Prepared by Grau & Associates**

37 Mr. Adams presented the Audited Financial Report for Fiscal Year Ended September 30,
38 2021 and noted the pertinent information. There were no findings, recommendations,
39 deficiencies on internal control or instances of non-compliance; it was a clean audit.

40

41 **FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-09,
Hereby Accepting the Audited Financial
Report for the Fiscal Year Ended
September 30, 2021**

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46 Mr. Adams presented Resolution 2022-09.

47

48 **On MOTION by Mr. Smith and seconded by Mr. Edwards, with all in favor,
49 Resolution 2022-09, Hereby Accepting the Audited Financial Report for the
50 Fiscal Year Ended September 30, 2021, was adopted.**

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52

53 **FIFTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of
an Assessment Roll and the Imposition of
Special Assessments Relating to the
Financing and Securing of Certain Public
Improvements**

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- 59 • *Hear testimony from the affected property owners as to the propriety and advisability*
- 60 *of making the improvements and funding them with special assessments on the*
- 61 *property.*
- 62 • *Thereafter, the governing authority shall meet as an equalizing board to hear any and*
- 63 *all complaints as to the special assessments on a basis of justice and right.*

64 These items occurred below.

- 65 **A. Affidavit/Proof of Publication**
- 66 **B. Mailed Notice to Property Owner(s)**
- 67 **C. First Supplemental Engineer’s Report to the Master Engineer’s Report, *dated March***
- 68 ***28, 2022***
- 69 **D. Revised Master Special Assessment Methodology Report, *dated May 13, 2022***

70 Items 5A through 5D were included for informational purposes. There were no changes
71 to the Engineer's Report or Assessment Methodology since they were last presented.

72 **E. Consideration of Resolution 2022-10, Authorizing District Projects for Construction**
73 **and/or Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,**
74 **and Levying Special Assessments on Property Specially Benefited by Such Projects to**
75 **Pay the Cost Thereof; Providing for the Payment and the Collection of Such Special**
76 **Assessments by the Methods Provided for by Chapters 170, 190 and 197, Florida**
77 **Statutes; Confirming the District's Intention to Issue Special Assessment Bonds;**
78 **Making Provisions for Transfers of Real Property to Homeowners Associations,**
79 **Property Owners Association and/or Governmental Entities; Providing for the**
80 **Recording of an Assessment Notice; Providing for Severability, Conflicts and an**
81 **Effective Date**

82 Mr. Adams presented Resolution 2022-10.

83 **Mr. Adams opened the Public Hearing.**

84 • ***Hear testimony from the affected property owners as to the propriety and advisability***
85 ***of making the improvements and funding them with special assessments on the***
86 ***property.***

87 No members of the public spoke.

88 **Mr. Adams closed the Public Hearing.**

89 • ***Thereafter, the governing authority shall meet as an equalizing board to hear any and***
90 ***all complaints as to the special assessments on a basis of justice and right.***

91 The Board, sitting as the Equalizing Board, made no changes.

92 Mr. Haber presented Resolution 2022-10 and stated that it makes certain findings with
93 respect to the project identified in the Engineer's Report, such that it is in the best interests of
94 the CDD and benefitting the property owners and that the assessments, as described in the
95 Methodology Report are fairly and reasonably allocated and that the benefit to the property
96 was derived from project exceeds the burden imposed by virtue of the assessments.

97 Mr. Haber asked Mr. Adams if it is accurate to say that Management believes that to be
98 the case in preparing the Methodology Report and that those factors are met in connection
99 with the allocation of the assessment.

100 Mr. Adams replied affirmatively.

101

102 **On MOTION by Mr. Edwards and seconded by Ms. Martinho, with all in favor,**
103 **Resolution 2022-10, Authorizing District Projects for Construction and/or**
104 **Acquisition of Infrastructure Improvements; Equalizing, Approving, Confirming,**
105 **and Levying Special Assessments on Property Specially Benefited by Such**
106 **Projects to Pay the Cost Thereof; Providing for the Payment and the Collection**
107 **of Such Special Assessments by the Methods Provided for by Chapters 170, 190**
108 **and 197, Florida Statutes; Confirming the District's Intention to Issue Special**
109 **Assessment Bonds; Making Provisions for Transfers of Real Property to**
110 **Homeowners Associations, Property Owners Association and/or Governmental**
111 **Entities; Providing for the Recording of an Assessment Notice; Providing for**
112 **Severability, Conflicts and an Effective Date, was adopted.**

113

114

115 **SIXTH ORDER OF BUSINESS**

**Ratification of Stormwater Management
Needs Analysis Report**

116

117

118 Mr. Adams presented the Stormwater Management Needs Analysis Report, which was
119 submitted to the County by June 30, 2022.

120

121 **On MOTION by Mr. Smith and seconded by Mr. Dean, with all in favor, the**
122 **Stormwater Management Needs Analysis Report, was ratified.**

123

124

125 **SEVENTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of May 31, 2022**

126

127

128 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2022.

129 The financials were accepted.

130

131 **EIGHTH ORDER OF BUSINESS**

**Approval of June 10, 2022 Regular Meeting
Minutes**

132

133

134

135 Mr. Adams presented the June 10, 2022 Regular Meeting Minutes.

136

137 **On MOTION by Mr. Edwards and seconded by Mr. Smith, with all in favor, the**
138 **May 13, 2022 Regular Meeting Minutes, as presented, were approved.**

139

140

141 **NINTH ORDER OF BUSINESS**

Staff Reports

142

143 **A. District Counsel: *Kutak Rock LLP***

144 There was no report.

145 **B. District Engineer: *Barraco and Associates, Inc.***

146 There was no report.

147 **C. District Manager: *Wrathell, Hunt & Associates, LLC***

- 148 • **NEXT MEETING DATE: August 12, 2022 at 12:00 P.M.**

- 149 ○ **QUORUM CHECK**

150 The next meeting will be held on August 12, 2022.

151

152 **TENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

153

154 There were no Board Members' comments or requests.

155

156 **ELEVENTH ORDER OF BUSINESS**

Audience Comments

157

158 There were no audience comments.

159

160 **TWELFTH ORDER OF BUSINESS**

Adjournment

161

162 There being nothing further to discuss, the meeting adjourned.

163

164 **On MOTION by Mr. Edwards and seconded by Mr. Dean, with all in favor, the**
165 **meeting adjourned at 12:12 p.m.**

166
167
168
169
170
171

Secretary/Assistant Secretary

Chair/Vice Chair

**ORANGE BLOSSOM GROVES
COMMUNITY DEVELOPMENT DISTRICT**

7C

ORANGE BLOSSOM GROVES COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE

LOCATION

Hampton Inn - Naples I-75, 2630 Northbrook Plaza Dr., Naples, Florida 34119

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
January 4, 2022	Special Meeting	12:00 PM
February 11, 2022 CANCELED	Regular Meeting	12:00 PM
March 11, 2022 CANCELED	Regular Meeting	12:00 PM
April 8, 2022 CANCELED	Regular Meeting	12:00 PM
May 13, 2022	Regular Meeting	12:00 PM
June 10, 2022	Regular Meeting	12:00 PM
July 8, 2022	Regular Meeting	12:00 PM
August 12, 2022	Public Hearing & Regular Meeting	12:00 PM
September 9, 2022	Regular Meeting	12:00 PM